

Local Market Update – October 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	3	12	+ 300.0%	57	73	+ 28.1%
Closed Sales	5	7	+ 40.0%	57	64	+ 12.3%
Median Sales Price*	\$429,900	\$434,700	+ 1.1%	\$399,000	\$445,775	+ 11.7%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	16	- 40.7%	35	34	- 2.9%
Percent of Original List Price Received*	99.6%	109.9%	+ 10.3%	101.3%	102.6%	+ 1.3%
New Listings	8	15	+ 87.5%	70	86	+ 22.9%

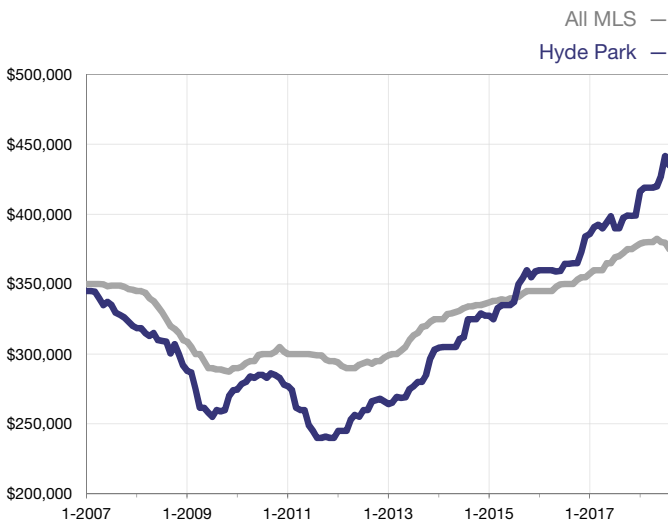
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

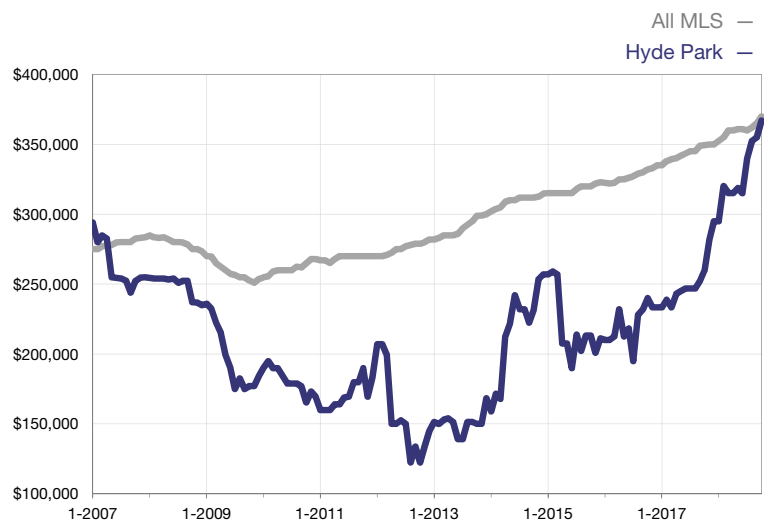
Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	3	7	+ 133.3%	31	34	+ 9.7%
Closed Sales	2	4	+ 100.0%	29	33	+ 13.8%
Median Sales Price*	\$366,750	\$376,950	+ 2.8%	\$275,000	\$355,000	+ 29.1%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	3.4	2.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	17	50	+ 194.1%	47	49	+ 4.3%
Percent of Original List Price Received*	100.0%	95.7%	- 4.3%	98.3%	98.1%	- 0.2%
New Listings	5	7	+ 40.0%	39	35	- 10.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties Rolling 12-Month Calculation



Median Sales Price – Condominium Properties Rolling 12-Month Calculation



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